



CITY OF NEWPORT BEACH ECONOMIC DEVELOPMENT COMMITTEE

MINUTES 5-19-10

Minutes of the Economic Development Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, May 19, 2010.**

Members Present:

| | | | |
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| X | Mike Henn, Chairman | X | Lloyd Ikerd |
| X | Keith Curry, Mayor | X | Brion Jeannette |
| E | Steve Rosansky, Council Member | E | Debra Legan |
| X | Robert Hawkins, Planning Commissioner | X | Richard Luehrs |
| X | Mike McNamara, Vice Chairman | X | Scott Palmer |
| X | Fred Ameri | X | John Robinson |
| X | Craig Batley | X | Gregg Schwenk |
| A | Seymour Beek | E | Gary Sherwin |
| X | Jeffrey Cole | E | Kim Van Natta |
| E | Steven Coyne | E | Gay Wassall-Kelly |
| E | Sheri Drewry | | |
| X | Jennifer Gonzalez | | |
| X | Arlene Greer | | |
| E | David Hsiang | | |
| E | John Hyatt | | |

Staff Representatives:

| | | | |
|---|--|---|---------------------------------|
| X | Sharon Wood, Contract Employee | X | Jim Campbell, Principal Planner |
| E | Leigh DeSantis, Economic Development Administrator | X | Gregg Ramirez, Senior Planner |
| X | Katie Bowden, Economic Development Coordinator | | |

Guests Present:

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| Katie Gardner, OC One-Stop Center | |
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Roll Call and Introductions:

Chairman Henn called the meeting to order at 8:02 am and began self-introductions of the assembled members, staff and guests.

UPDATES AND ANNOUNCEMENTS

- Councilman Henn announced the ribbon-cutting ceremony at the new CNG yard immediately following the meeting. There was little cost to the City and the City will receive a small cut of gas sales.
- Lloyd Ikerd commented on his dissatisfaction with the existing code regulations in regards to his Helm's Bakery proposal. Councilman Henn recapped the Executive Committee's concerns regarding the need to equally apply the code to all portable food stand businesses and traffic congestion concerns on Balboa Island. Mr. Henn directed Mr. Ikerd to Councilman Selich for further discussion.
- The Corona del Mar 5K will be held on Saturday, June 5th.
- New king palms were installed by the City in the medians on Coast Highway in Corona del Mar.
- The Balboa Island parade will be held on Sunday, June 6th.
- The Planning Commission is conducting a series of special meetings on the Zoning Code update in May and June.

PENDING PROJECTS UPDATES

- The City has released an MND for a General Plan Amendment for a small addition of office space at the PRES site and an office area at the corner of Jamboree and Campus Drive.
- The Notice of Preparation of an EIR was issued for the residential component of the Conexant development.
- Mozza Restaurant is locating at the former Dolce restaurant site in Mariner's Mile.
- Tesla is finalizing a lease for the former Newport European Motorcars site.
- A'maree's is completing tenant improvements for their move to the former Windows on the Bay site.
- Rose's Donuts & Café installed some additional outside seating. The parking solution should be resolved soon.

DISCUSSION ITEMS

1. Minutes of April 21, 2010.

Chairman Henn called for comments on the draft minutes. Robert Hawkins asked for the minutes to be revised to reflect questions and answers between himself and staff regarding the BID proposal to install wayfinding signs to address complaints regarding visitors' difficulty in finding Balboa Island. Mr. Hawkins moved approval of the minutes as revised and John Robinson seconded the motion. The revised minutes were approved unanimously.

2. General Overview of the Draft Zoning Code.

Jim Campbell and Gregg Ramirez made a presentation summarizing the changes to the Zoning Code in conformance with the 2006 update to the General Plan. A Committee consisting of Planning Commissioners and City Council members, along with a technical advisory committee, have worked to update the code without creating new non-conformities. Changes include new mixed-use areas in Mariner's Mile and

along Dover Drive, some residential use in Cannery Village, and more commercial zones. Restaurants will be regulated by their location (proximity to residential), hours of operation, and whether the establishment will be serving alcohol. Other changes include site planning and development standards, mostly affecting new residential development.

Summaries of the Zoning Code changes and a link to the full draft code were passed to Committee members. Fred Ameri and Jeff Cole expressed interest in having more time to review the summary and determine if there are any items of concern to the EDC. The Committee asked for the matter to be continued to the June meeting in order to provide time for review. There was discussion concerning the need for a subcommittee to review the Code and provide comments or recommendations for the full Committee's consideration. The consensus was that Committee members should review the Code in the next two weeks and provide any comments or questions to staff. The Executive Committee will determine the need for a subcommittee..

3. EQAC Representative's Report

Arlene Greer reported that EQAC did not have a meeting scheduled in May. The EQAC will be reviewing the Banning ranch EIR and the Committee's report on outdoor smoking at their June 21st meeting.

ITEMS FOR A FUTURE AGENDA

- Zoning Code Recommendations
- Business License Overview

ADJOURNMENT

Chairman Henn called for the meeting to be adjourned at 9:06 am.